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## Bromyard Road, Worcester, WR2 5DA

Price Guide £375,000

- Substantial Detached Period Property
- Cloakroom
- Four Bedrooms
- Ample Off Road Parking
- EARLY VIEWING ESSENTIAL
- Two Spacious Reception Rooms
- Cellar
- Large Rear Garden
- COMPLETE REFURBISHMENT REQUIRED



# 64 Bromyard Road, Worcester WR2 5DA

An exciting opportunity to acquire this substantial period home with a wealth of character features situated in a sought after location within St Johns. COMPLETE RENOVATION PROJECT. NO CHAIN.  
EPC - D

 4  1  2  D

Council Tax Band: E







## LOCATION AND DESCRIPTION

Situated in an extremely convenient location in a desirable area within St Johns which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including, shops, schools, the university and leisure facilities. The property is a substantial period detached home offering an exciting modernisation opportunity. Access is via a wooden front door opening into:-

### RECEPTION HALL

A spacious entrance to the property with ceiling light, radiator, stairs to the first floor and doors to:-

### SITTING ROOM

24'10 (max into bay) x 13'6

A good size light and airy reception room with ceiling light, front facing double glazed bay window, side facing single glazed window and radiator.

### DINING ROOM

13'6 x 15'0

Another good size reception room with ceiling light, front facing double glazed window, radiator and feature open fireplace with hearth and mantle over.

### INNER HALLWAY

Ceiling light, wooden door gives access to the rear of the property There is a wall mounted 'Worcester Bosch' boiler. Doors to:-

### CELLAR

Accessed from the inner hallway steps lead down to the cellar.

### KITCHEN

13'4 x 13'4

A good size kitchen with two ceiling strip lights and two rear facing single glazed windows. There are currently a range of wall, base and drawer units with work surface over, one half bowl stainless steel sink with matching drainer and space for appliances.

### CLOAKROOM

13'6 x 4'8 (both max)

Ceiling light, rear facing opaque single glazed window, radiator, wash hand basin with pedestal. door leads to a separate W.C with side facing opaque single glazed window and low level W.C.

## LANDING

A good size first floor space with ceiling light, dual aspect front and rear facing single glazed windows allowing plenty of natural light, radiator and doors to:-

### BEDROOM ONE

13'7 x 13'6

A good size principal bedroom with ceiling light, two front facing double glazed windows and radiator.

### BEDROOM TWO

13'6 x 13'6

Another double bedroom with ceiling light, two front facing double glazed windows and radiator.

### BEDROOM THREE

13'7 x 13'6

Ceiling light, two rear facing single glazed windows, radiator and a wash hand basin with pedestal in situ.

### BEDROOM FOUR

13'6 x 8'5

A good size single bedroom with ceiling light, a single glazed window, radiator and loft hatch.

### BATHROOM

13'7 x 4'8

Two ceiling lights, rear facing opaque single glazed window and radiator. There is a four piece suite consisting of a separate shower cubicle with shower over, bath, wash hand basin with pedestal and a low level W.C.

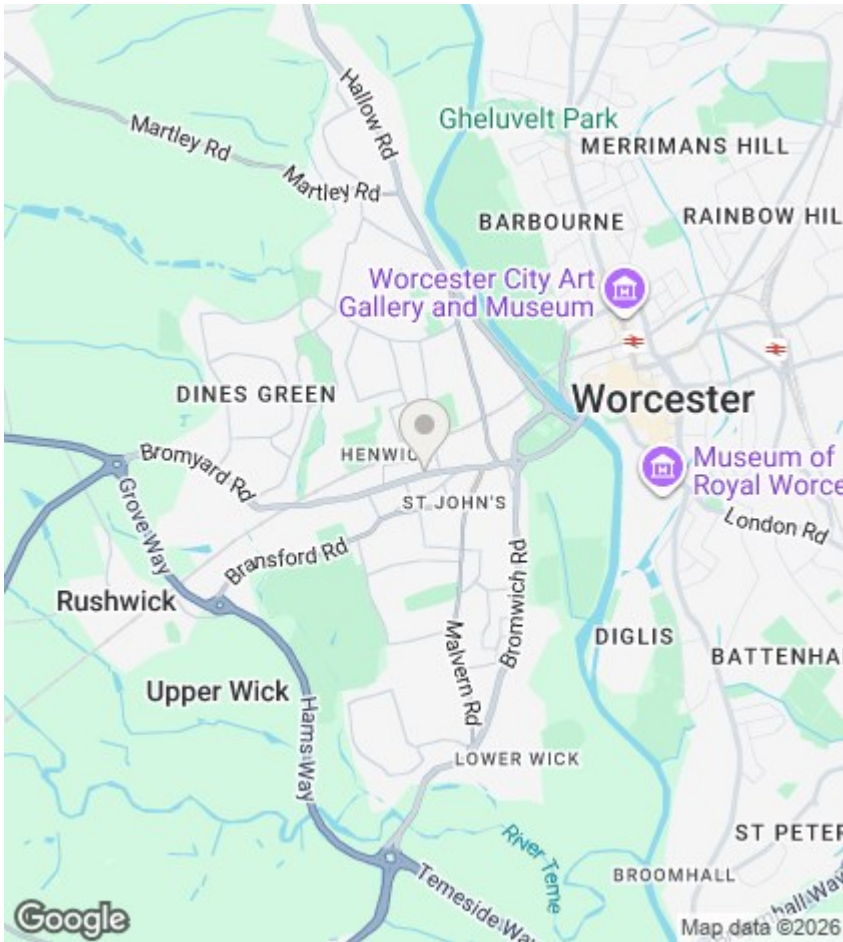
## OUTSIDE

To the front of the property is a concrete driveway offering off road parking for several cars, access to the rear is across a shared driveway with the neighbouring property, private wooden gates gives access to the rear of the property.

To the rear of the property is a good size garden mainly laid to lawn with a range of mature shrubs and trees. There is a double brick built carport offering undercover parking for two cars.

## SERVICES

We believe all mains services are connected to the property but have not been verified by the agent.



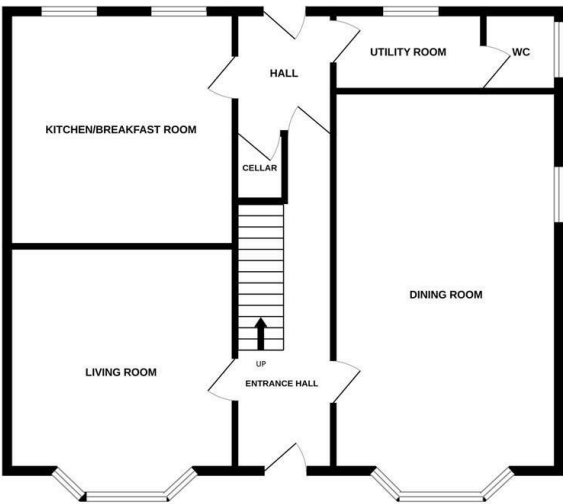
## Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

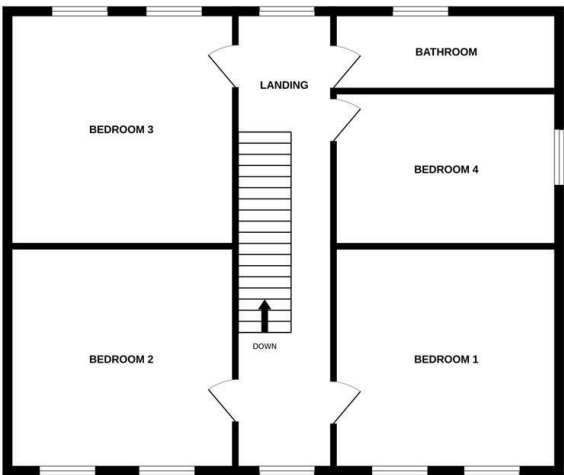
## EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 1811 sq.ft. (168.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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